

160.0

0003

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

832,800 / 832,800

USE VALUE:

832,800 / 832,800

ASSESSED:

832,800 / 832,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KOCH KEVIN P & ROSEMARY/TRS	
Owner 2: KEVIN P KOCH REVOCABLE TRUST	
Owner 3: ROSEMARY F KOCH REVOCABLE TR	

Street 1: 100 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KOCH KEVIN P -

Owner 2: KOCH FLYNN ROSEMARY -

Street 1: 100 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 1922 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9548		Sq. Ft.	Site		0	70.	0.74	8									494,506						494,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9548.000		333,600		4,700		494,500		832,800							

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH							
Type:	6 - Colonial			Full Bath:	1	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average															
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	2 - Hip			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average															
Color:	BEIGE			A Kits:		Rating:																
View / Desir:				Fpl:	1	Rating:	Average															
GENERAL INFORMATION						WSFlue:		Rating:														
Grade:	C+ - Average (+)			CONDOS INFORMATION																		
Year Blt:	1915	Eff Yr Blt:		Location:		Total Units:																
Alt LUC:		Alt %:		Floor:		% Own:																
Jurisdct:	G10	Fact: .		Name:		DEPRECIATION																
Const Mod:				Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL									
Lump Sum Adj:				Functional:			%	Interior:		1	8	4										
INTERIOR INFORMATION						Economic:		Additions:														
Avg Ht/FL:	STD			Special:				Kitchen:														
Prim Int Wal:	2 - Plaster			Override:				Baths:														
Sec Int Wall:		%		Total:	31	%		Plumbing:														
Partition:	T - Typical			CALC SUMMARY						Electric:												
Prim Floors:	3 - Hardwood			Basic \$ / SQ:	130.00	COMPARABLE SALES						Heating:										
Sec Floors:		%		Size Adj.: 1.19630599		Rate	Parcel ID	Typ	Date	Sale Price												
Bsmnt Flr:	12 - Concrete			Const Adj.: 1.00989902																		
Subfloor:				Adj \$ / SQ: 157.059																		
Bsmnt Gar:				Other Features: 75020																		
Electric:	3 - Typical			Grade Factor: 1.10																		
Insulation:	2 - Typical			NBHD Inf: 1.00000000																		
Int vs Ext:	S			NBHD Mod:																		
Heat Fuel:	2 - Gas			LUC Factor: 1.00																		
Heat Type:	3 - Forced H/W			Adj Total: 483410																		
# Heat Sys:	1			Depreciation: 149857																		
% Heated:	100	% AC:		Deprecated Total: 333553																		
Solar HW:	Yes	Central Vac: NO																				
% Com Wal		% Sprinkled																				
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS						PARCEL ID 160.0-0003-0023.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1	18X20	A	AV	1915	21.94	T	40	101			4,700		4,700					
More: N	Total Yard Items:	4,700		Total Special Features:			Total:	4,700														

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals: RMs: 8 | BRs: 4 | Baths: 1 | HB: 1

Sum Area By Label :

- UAT = 840
- SFL = 936
- FFL = 986
- BMT = 866
- EFP = 212

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	986	157.060	154,860						
SFL	Second Floor	936	157.060	147,007						
BMT	Basement	866	47.120	40,804						
EFP	Enclos Porch	212	40.460	8,578						
UAT	Upper Attic	210	62.820	13,193						

Net Sketched Area: 3,210 | Total: 364,442

Size Ad	Gross Area	3840	FinArea	1922

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc